

RECORD OF SURVEY

A PORTION OF THE E 1/2 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 20 N., RANGE 14 E., W.M., KITTITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE CO. GUARANTEE NO. 72156-47478512.

LOTS 19, 20, 21 AND 22, EVERGREEN VALLEY PLAT, DIVISION NO. III, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, RECORDS OF SAID COUNTY.

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 19A

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 19 AND LOT 20 OF THE EVERGREEN VALLEY PLAT, DIVISION NO. III AS RECORDED MAY 28, 1997, IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, UNDER AUDITORS' FILE NO. 199702928006, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 20;
THENCE NORTH 1°02'32" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 20, 163.44 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°49'26" EAST ALONG SAID NORTH BOUNDARY, 224.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 20;

THENCE SOUTH 00°10'20" EAST ALONG THE EAST BOUNDARY OF SAID LOT 20, 139.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, THE CENTER OF WHICH IS LOCATED 107°32'13" WEST ALONG THE EAST BOUNDARY OF SAID LOT 20, OF 79234'08", AN ARC LENGTH OF 83.86 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 30.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°24'35", AN ARC LENGTH OF 21.69 FEET;
THENCE SOUTH 41°07'35" WEST ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 20, 163.44 FEET;

THENCE NORTH 00°17'56" WEST, 412.74 FEET TO THE TRUE POINT OF BEGINNING.

LOT 20A

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 19 AND LOT 20 OF THE EVERGREEN VALLEY PLAT, DIVISION NO. III AS RECORDED MAY 28, 1997, IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, UNDER AUDITORS' FILE NO. 199702928006, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 20, SAID CORNER BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°49'26" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 20, 163.44 FEET;

THENCE SOUTH 00°17'56" EAST, 412.74 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID LOT 19;

THENCE SOUTH 41°07'35" WEST ALONG SAID SOUTHEASTERLY BOUNDARY, 96.55 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH IS LOCATED 107°32'13" WEST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 19, 344.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20;

THENCE NORTH 00°09'32" WEST ALONG THE WEST BOUNDARY OF SAID LOT 20, 149.55 FEET;

THENCE NORTH 00°09'32" WEST, 50.45 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTIONS AS A RESULT OF ADJUSTMENT:

LOT 21A

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 21 AND LOT 22 OF THE EVERGREEN VALLEY PLAT, DIVISION NO. III AS RECORDED MAY 28, 1997, IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, UNDER AUDITORS' FILE NO. 199702928006, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21, SAID CORNER BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°09'32" WEST ALONG THE WEST BOUNDARY OF SAID LOTS 21 AND 22, 440.05 FEET TO THE NORTH BOUNDARY OF SAID LOT 22;

THENCE NORTH 89°49'26" EAST ALONG SAID NORTH BOUNDARY, 169.88 FEET;
THENCE SOUTH 00°11'00" WEST, 440.05 FEET TO THE SOUTH BOUNDARY OF SAID LOT 21;

THENCE SOUTH 89°49'26" WEST ALONG SAID SOUTH BOUNDARY, 169.77 FEET TO THE TRUE POINT OF BEGINNING.

LOT 22A

A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 21 AND LOT 22 OF THE EVERGREEN VALLEY PLAT, DIVISION NO. III AS RECORDED MAY 28, 1997, IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, UNDER AUDITORS' FILE NO. 199702928006, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 21;
THENCE NORTH 89°49'26" EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 21, 169.77 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°11'00" WEST, 440.05 FEET TO THE NORTH BOUNDARY OF SAID LOT 22;

THENCE NORTH 89°49'26" EAST ALONG SAID NORTH BOUNDARY, 261.59 FEET TO THE EAST BOUNDARY OF SAID LOT 22;

THENCE SOUTH 00°10'20" EAST ALONG SAID EAST BOUNDARY, 628.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH IS LOCATED 107°32'13" WEST ALONG THE EAST BOUNDARY OF SAID LOT 21, OF 107°32'13", AN ARC LENGTH OF 83.81 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 107°32'13", AN ARC LENGTH OF 139.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE SOUTH 89°49'26" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 21, 221.90 FEET TO THE TRUE POINT OF BEGINNING.



AUDITOR'S CERTIFICATE 2022-04-11 0026
FILED FOR RECORD THIS 11th DAY OF APR 2022 AT 11:48 AM
IN BOOK 44 OF SURVEYS AT PAGE 178 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERARD V. PETIT
County Auditor

Encompass
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BOUNDARY LINE ADJUSTMENT FOR EVERGREEN VALLEY LLC		JOB NO. WASHINGTON	
A PORTION OF THE E 1/2 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.		DATE 4/2022	
DIVISION	KITTITAS COUNTY	DATE	4/2022
DPL/GW		SCALE	N/A
CHKD BY	DLP	SHEET	2 OF 2